



May 24, 2006

Mr. Chris O. Akagbosu, Director
Growth Management Division
Broward County School Board
600 S.E. 3rd Avenue, 14th Floor
Ft. Lauderdale, Florida 33301

**Re: Educational Mitigation Agreement between Broward County, City of Miramar, and
the School Board of Broward County**

Dear Mr. Akagbosu:

This is to summarize our discussions regarding the possibility of locating an additional school site within the East Miramar Areawide DRI and Miramar's Regional Activity Center (RAC). As the principal landowner within the Areawide DRI and the RAC, we have previously dedicated a twenty-acre site, now the home of Renaissance Middle School. I might add that our original obligation was to provide a twelve-acre elementary school site. However, when the School Board later requested a larger site, we reorganized a portion of the proposed development and dedicated the additional eight acres to accommodate the twenty-acre need.

The land where the bulk of the new residential units are to be located is under contract. This property is positioned on the Broward County line south of Florida's Turnpike. It is flanked by an active land fill on its east side and is additionally burdened by a 300' FPL regional power line easement and a major Buckeye Pipeline underground high octane fuel transmission line toward its west side. Further, we are now substantially developed and virtually all the remaining property within the RAC is under contract or committed for development as provided under the DRI.

Sincerely,

James G. Goggins
Executive Vice President

JGG/dm

CC: Robert Payton, City Manager, City of Miramar

10212 USA Today Way
Miramar, Florida 33025
954-450-7900
954-433-0124 Fax

City of Miramar

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Mayor

Lori C. Moseley

City Commission

Winston F. Barnes

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Troy R. Samuels

John L. Moore

City Manager

Robert A. Payton

*"We're at the
Center of Everything"*

**City Manager
c/o City of Miramar
2300 Civic Center Place
Miramar, Florida 33025**

Phone: (954) 602-3115

Fax: (954) 602-3548

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Broward County School Board
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14th Floor
Ft. Lauderdale, Florida 33301

Re: Educational Mitigation Agreement between Broward
County, City of Miramar, and the School Board of
Broward County for the Miramar Regional Activity
Center

Dear Mr. Akagbosu:

Per your request, the City of Miramar, has evaluated whether an additional school site might be available in the Miramar Regional Activity Center (Palm Avenue to Flamingo Road) or in proximity thereto. Except for the Regional Activity Center, which also comprises the East Miramar Areawide DRI, this portion of Miramar is fully developed. The remaining land in the Regional Activity Center (RAC) is either committed for development or has severe limitations for a school site, as it is adjacent to an active landfill and/or is impacted by FPL regional power lines and a large Buckeye Pipeline fuel transmission line. (See also letter from Sunbeam Properties attached.)

Sunbeam, the principal developer of the Areawide DRI, has also previously dedicated a middle school site in the area of the RAC. In consideration of these factors, and the fact that the Educational Mitigation Agreement provides City schools substantially higher fees to the school district than impact fees alone, we request that you approve this Educational Mitigation Agreement at your June 6, 2006 Board meeting. We appreciate the School Board's concern and your staff's diligent inquiry.

Sincerely,

Robert Payton
City Manager